

095.0

0002

0009.A

Map

Block

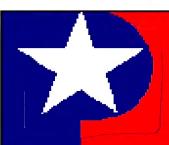
Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,355,400 / 1,355,400
 USE VALUE: 1,355,400 / 1,355,400
 ASSESSED: 1,355,400 / 1,355,400



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		FALMOUTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TRONSKY KRISTEN R	
Owner 2: AUGUSTEN AARON K	
Owner 3:	

Street 1: 25 FALMOUTH ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DURAND STEPHANE & CHRISTINE -

Owner 2: -

Street 1: 25 FALMOUTH ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .263 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Vinyl Exterior and 3816 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11467		Sq. Ft.	Site		0	70.	0.67	4									534,808						534,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11467.000	820,600		534,800	1,355,400		146951
							GIS Ref
							GIS Ref
							Insp Date
							11/14/18

Prior Id # 1: 146951
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 06:11:32
LAST REV Date Time
11/17/21 09:53:50
danam
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT								Parcel ID		095.0-0002-0009.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	820,600	0	11,467.	534,800	1,355,400		Year end	12/23/2021	
2021	101	FV	796,200	0	11,467.	534,800	1,331,000		Year End Roll	12/10/2020	
2020	101	FV	825,500	0	11,467.	534,800	1,360,300	1,360,300	Year End Roll	12/18/2019	
2019	101	FV	623,700	0	11,752.	540,800	1,164,500	1,164,500	Year End Roll	1/3/2019	
2018	101	FV	623,700	0	11,752.	463,500	1,087,200	1,087,200	Year End Roll	12/20/2017	
2017	101	FV	623,700	0	11,752.	432,600	1,056,300	1,056,300	Year End Roll	1/3/2017	
2016	101	FV	623,700	0	11,752.	370,800	994,500	994,500	Year End	1/4/2016	
2015	101	FV	606,800	0	11,752.	332,200	939,000	939,000	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DURAND STEPHANE	72738-237	1	6/10/2019		1,350,000	No	No				
DURAND STEPHANE	71887-397	1	11/15/2018	Portion-Asst		10	No	No	489 sqft--> 95-2-9 see plan 927 of 2018		
DURAND STEPHANE	71887-395	1	11/15/2018	Portion-Asst		10	No	No	168 sqft--> 95-2-8 see plan 927 of 2018		
FALWELL THOMAS	63783-517		6/20/2014		995,000	No	No				
	17211-567		7/1/1986		125,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/13/2021	1429	Renovate	350,000	O					11/14/2018	MEAS&NOTICE	CC	Chris C					
9/8/2014	1129	Redo Bat	5,000		9/8/2014			Remodel basement b	5/14/2015	SQ Returned	MM	Mary M					
									4/15/2009	Meas/Inspect	163	PATRIOT					
									11/9/1999	Mailer Sent							
									10/18/1999	Measured	264	PATRIOT					
									1/1/1988		RG						
										Sign:	VERIFICATION OF VISIT NOT DATA						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good																
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																
Sec Wall: 8	- Brick Veneer	20%		OthrFix: 1	Rating: Very Good																
Roof Struct: 2	- Hip			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																
Color: YELLOW				A Kits: 1	Rating:																
View / Desir:				Frl: 1	Rating: Very Good																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: B	- Good			CONDOS INFORMATION																	
Year Blt: 1987	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G16		Fact: .		Floor:		REMODELING				RES BREAKDOWN											
Const Mod:				% Own:		Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:				Name:		Interior:	1	12	4												
INTERIOR INFORMATION						Additions:															
Avg Ht/FL:	STD					Kitchen:															
Prim Int Wal	1	- Drywall				Baths:															
Sec Int Wall:		%				Plumbing:															
Partition: T	- Typical					Electric:															
Prim Floors: 3	- Hardwood					Heating:															
Sec Floors:		%				General:															
Bsmnt Flr: 12	- Concrete																				
Subfloor:																					
Bsmnt Gar: 2																					
Electric: 3	- Typical																				
Insulation: 2	- Typical																				
Int vs Ext: S																					
Heat Fuel: 2	- Gas																				
Heat Type: 3	- Forced H/W																				
# Heat Sys: 1																					
% Heated: 100	% AC: 100																				
Solar HW: NO	Central Vac: Yes																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 095.0-0002-0009.A												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
Total Special Features:																					
Total:																					